

**The Chairman and Members of
North West Area Committee.**

Meeting: 20th September 2022

Item No: 9

With reference to the proposed grant of a lease of office accommodation on Third Floor South, Ballymun Civic Centre, Dublin 9, to Health Service Executive.

The Health Service Executive have been in occupation on a 5 year Lease of the 3rd Floor South Ballymun Civic Centre from 1st May 2016 which terminated on 30th April 2021.

Agreement has now been reached with the Health Service Executive for the granting of a new 8 Year 8 month Lease of the Third Floor South, plus twenty basement car spaces at Ballymun Civic Centre, Ballymun, Main Street, Dublin 9, shown outlined red and shaded purple on Map Index No. 2015-0662 Rev B.

It is therefore proposed to grant a lease of the above property subject to the following terms and conditions which the Chief Valuer considers to be fair and reasonable:

1. That the demised premises comprise the third floor south of the Ballymun Civic Centre which is shown outlined in red and shaded in purple on the attached copy lease map SM-2015-0662 Rev B, plus twenty basement car spaces.
2. That the lease shall be for a term of eight years and eight months commencing on the 1 May 2021 and terminating on the 31 December 2029.
3. That the permitted use shall be offices and ancillary or related uses including offices to which the public have access with permitted hours between 8.30 to 18.30 Monday to Friday.
4. That the initial rent for the first five years of the term shall be €180,000 (one hundred and eighty thousand euro) per annum, payable quarterly in advance by standing order or electronic funds transfer.
5. That the rent shall be subject to a rent review at the end of year five to the market rental value of the demise at that time, on a vacant possession basis.
6. That the tenant shall be responsible for fully repairing and insuring the demise.

7. That the tenant shall be responsible for the payment of rates, facilities/service charges, utilities, waste collection, building insurance, taxes and all other charges for the demised offices and car spaces.
8. That the tenant shall not assign or sublet the demise without the prior written consent of Dublin City Council.
9. The tenant shall not carry out any structural alterations without the prior written consent of Dublin City Council.
10. That the tenant shall indemnify Dublin City Council against any and all claims arising from its use of the property. The Lessee shall hold Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) and contents insurance.
11. That the tenant shall be responsible for the payment of any Stamp Duty that may arise on the creation of this lease.
12. That each party shall be responsible for their own fees and costs incurred in this matter.

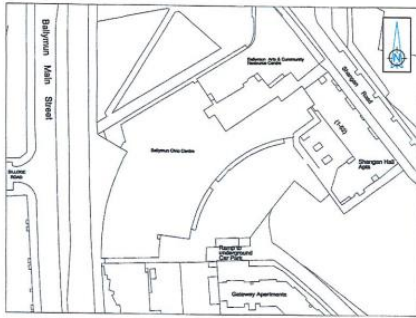
No agreement enforceable at law is created or is intended to be created until exchange of contracts has taken place.

The dates for the performance of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Assistant Chief Executive.

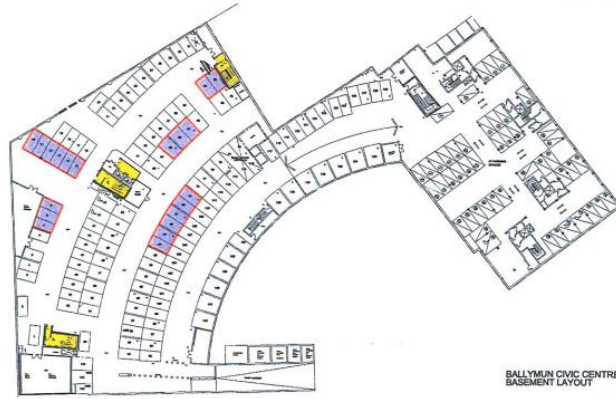
The Lease shall be subject to any such covenants and conditions as the Law Agent in her discretion shall stipulate.

Richard Shakespeare

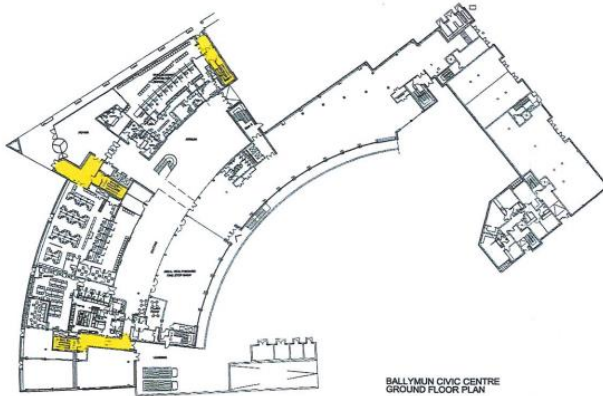
Assistant Chief Executive



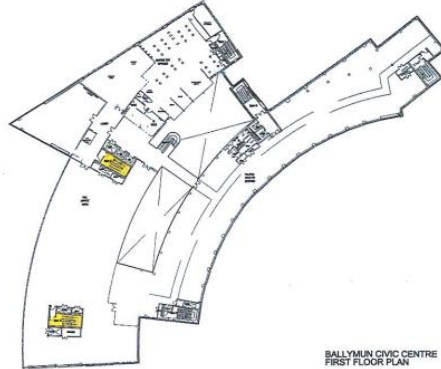
**BALLYMUN CIVIC CENTRE
LOCATION MAP**
Scale: 1:1000



**BALLYMUN CIVIC CENTRE
BASEMENT LAYOUT**



**BALLYMUN CIVIC CENTRE
GROUND FLOOR PLAN**



**BALLYMUN CIVIC CENTRE
FIRST FLOOR PLAN**

BALLYMUN CIVIC CENTRE

Dublin City Council to Health Services Executive

Grant of 5 year sublease (3rd floor office space and 20x car parking spaces)

NOTE: Circulation routes (rights of access) required for HSE shown coloured yellow

<p>An Roinn Comhshaoil agus Iompair Rannán Suirbhéireachta agus Léarscálaithe Comhairle Cathrún Baile Átha Cliath Dublin City Council</p> <p>Environment and Transportation Department Survey and Mapping Division</p>					
O.S REF 2131-15	SCALE 1:500, 1:1000	INDEX No SM-2015-0662_0204-C3-001-B.dgn	FILE NO	INDEX No. SM-2015-0662 (Rev.B)	<p>DATE 11-11-2015</p> <p>SURVEYED PRODUCED BY P.McGinn</p>
<p>JOHN W. FLANAGAN PrD CEng Eur Ing FIEI FICE ACTING CITY ENGINEER</p>			<p>APPROVED: THOMAS CURRAN ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL</p>		<p>INDEX No. SM-2015-0662 (Rev.B)</p>
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